178.0	0002	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	589,800 /	589,800
USE VALUE:	589,800 /	589,800
ASSESSED:	589,800 /	589,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRADLEY CHRISTINE F
Owner 2:	
Owner 3:	
Street 1:	2 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ARRUDA CHRISTINE F -
Owner 2:	-
Street 1:	2 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 1030 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5100.000	188,700		401,100	589,800
Total Card	0.117	188,700		401,100	589,800
Total Parcel	0.117	188,700		401,100	589,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 572.62 | /Parcel: 572.62

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	120336
GIS Ref	
GIS Ref	
Insp Date	11/06/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 178.0-0002-0005.0

!13961!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	188,700	0	5,100.	401,100	589,800		Year end	12/23/2021
2021	101	FV	182,100	0	5,100.	401,100	583,200		Year End Roll	12/10/2020
2020	101	FV	182,100	0	5,100.	401,100	583,200	583,200	Year End Roll	12/18/2019
2019	101	FV	162,300	0	5,100.	401,100	563,400	563,400	Year End Roll	1/3/2019
2018	101	FV	162,300	0	5,100.	338,100	500,400	500,400	Year End Roll	12/20/2017
2017	101	FV	162,300	0	5,100.	309,400	471,700	471,700	Year End Roll	1/3/2017
2016	101	FV	162,300	0	5,100.	263,600	425,900	425,900	Year End	1/4/2016
2015	101	FV	161,500	0	5,100.	229,200	390,700	390,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:03:50

LAST REV

Date	Time
02/17/18	10:25:12
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13961

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARRUDA CHRISTIN	30800-21		10/27/1999	Family	1	No	No		
	21156-504		5/1/1991		174,000	No	No		Y

USER DEFINED

Prior Id # 1:	120336
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2004	1068	Redo Bat	10,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2008	Measured	163	PATRIOT
4/26/2005	Permit Visit	BR	B Rossignol
4/24/2000	Missed Appt.	263	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	163	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5100		Sq. Ft.	Site		0	70.	1.12	7									401,100						401,100	

Total AC/HA:	0.11708	Total SF/SM:	5100	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	401,100	Spl Credit		Total:	401,100

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	76500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	256356
Depreciation:	67678
Depreciated Total:	188678

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

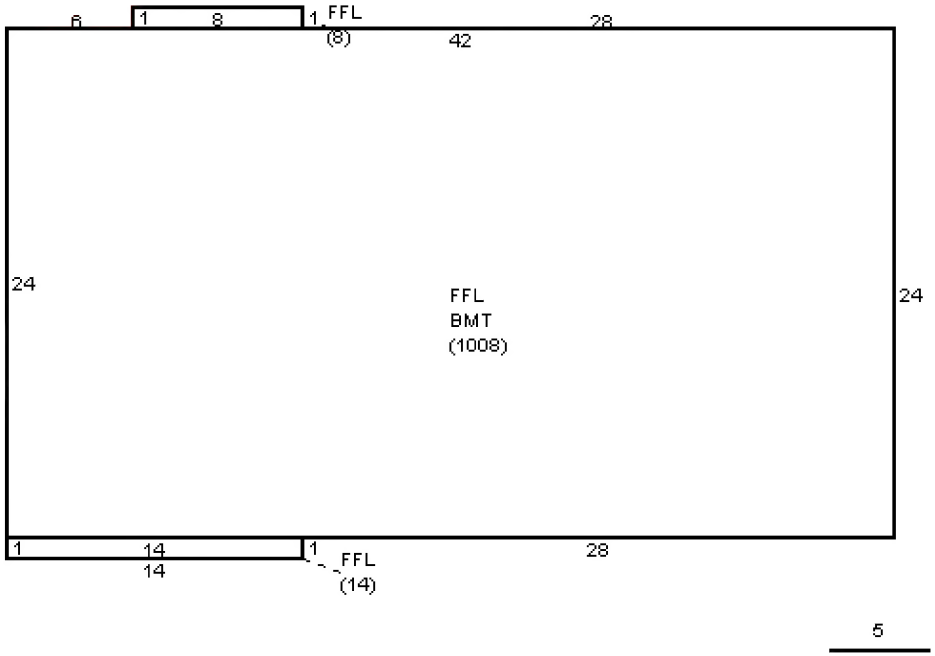
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	134.99
Special Features:	0	Val/Su Net:	92.59
Final Total:	188700	Val/Su SzAd	183.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,030	134.990	139,036
BMT	Basement	1,008	40.500	40,820
	Net Sketched Area:	2,038	Total:	179,856
Size Ad	1030	Gross Area	2038	FinArea 1030

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 178.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	